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**£1,350 Per month**

372 Manchester Road, Westoughton, BL5 3JT

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CHARLESWORTH ESTATES are delighted to offer FOR RENT this STUNNING THREE BEDROOM SEMI-DETACHED PROPERTY Offering spacious family accommodation including ULTRA MODERN KITCHEN with OPEN PLAN FAMILY ROOM. Property comprises; Lobby, Bay Fronted Lounge, Guest Cloaks/wc, ultra modern Kitchen, open plan Family area with sliding patio doors opening onto rear garden. Three good sized Bedrooms and Ultra Modern Shower Room. Rear garden, Detached Garage (no vehicular access) and Driveway allowing ample parking for approximately four vehicles. This property is ideally positioned for ease of access to all local amenities, schooling, public transport and motorway links.

## Accommodation

Panelled entrance door into Reception Vestibule with uPVC double glazed window to side elevation, power points. Panelled door through to reception hallway.

## Reception Vestibule

uPVC double glazed window to side elevation, power points, panelled door through to reception hallway.

## Reception Hallway

Stairs off to first floor, radiator and glazed panelled door through to lounge.

## Lounge

13'11" max into bay x 12'6" (4.24m max into bay x 3.81m)

uPVC double glazed walk-in bay window to front elevation, radiator, power points, tv aerial sockets. Timber effect laminate flooring, panelled door through to stunning newly fitted ultra modern kitchen with open plan family sitting/dining area.

## Ultra Modern Kitchen

15'9" x 8'6" (4.80m x 2.59m)

Fitted with a range of modern base and wall units with complimentary work surfaces over and matching upstands to walls, inset sink with mixer tap, integrated electric oven with inset ceramic hob and stainless steel chimney style extractor canopy over, space for dishwasher and space for auto washer, space for American style fridge freezer unit, two radiators, power points, tv aerial sockets, cupboard housing the gas combi central heating boiler, inset ceiling spotlights to kitchen area and family area. Timber effect laminate flooring. Door to downstairs cloaks/wc. Double glazed velux skylight to rear elevation and double glazed sliding patio doors to rear elevation opening onto rear garden.

## GF Guest Cloaks/wc

Low level wc flush, hand wash basin, radiator, extractor fan, timber effect panelled laminate flooring, opaque window to side elevation.

## Fist Floor Stairs / Landing

upVC double glazed window to side elevation, power points, access to roof space, doors to bedrooms and bathroom.

## Master Bedroom

10'11" x 10'0" (3.33m x 3.05m)

uPVC double glazed window to front elevation, radiator, power points, tv aerial socket.

## Bedroom Two

10'0" x 9'2" (3.05m x 2.79m)

uPVC double glazed window to rear elevation, radiator, power points, tv aerial socket.

## Bedroom Three

7'8" x 5'3" (2.34m x 1.60m)

uPVC double glazed window to rear elevation, radiator, power points, tv aerial socket.

## Ultra Modern Shower Room

Comprising double width fully tiled shower cubicle with glazed panel, hand wash basin with mixer tap, low level w.c. Ladder style radiator/towel rail, extractor fan, inset ceiling spotlight, double glazed velux skylight to front elevation.

## External

Front: Garden fronted. Driveway leading to entrance door and allowing ample parking for approximately four vehicles.

Side/Rear: Footpath through garden gate to enclosed rear garden with paved patio area.

## Detached Garage

No vehicular access.

## Disclaimer

All Properties

All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Charlesworth Estate Agent, nor have we sought certification of warranty services, unless otherwise stated. It is in the buyer's or renter's interests to check the working condition of all appliances. Any floor plans and/or measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only – they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer or future tenant, you are advised to recheck the measurements before committing to any expense. All details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Charlesworth Estate Agent has not sought to verify the legal title of the property and any buyer or future tenant must obtain verification from their solicitor or at least be satisfied prior to contract.

